

2/5/15 Housing Committee Public Hearing Written Testimony
Statement from: Lois Kulas (related bills listed at bottom)

A little over six years ago, I spent a day walking alongside homeless people at Project Homeless Connect. For one day, services were gathered to assist Hartford's homeless population in the XL Center. My job was to navigate individuals through the resources available, to help with medical care, HIV testing, personal care, eye care, obtaining ids, bus passes, meals, and to provide housing information. For the first time in my life, I witnessed, over and over, some of the obstacles these people face every day, in trying to meet basic needs.

I recall one older, disabled gentleman who looked forward to finally getting an id. He was so proud to have been able to obtain his birth certificate, a requirement for the id, and described all he went through to get it. An id would open doors for him and was something I had taken for granted. Soon after he stepped up to the table to apply, he was turned away. He didn't have mail to identify an address. He had been homeless and was most recently sleeping on a friend's couch. He had no mail because he didn't have a steady mailing address and was not staying at a shelter. It was heartbreaking to watch as he hobbled away, disappointed.

Another gentleman asked for housing assistance. However, he could not get his name on a Section 8 waiting list. They had reached their limit long ago and could only offer information and websites. I was shocked to hear of the high numbers on the list and of the many who could not even get on the list.

New haircuts were given, eyeglasses and bus passes were handed out, and health screenings were done. What we could not give to these people that day was what they needed most – a home. That day opened my eyes to some of the realities of why there were so many people without homes.

In order for low income individuals to be in a home, there needs to be affordable housing available. According to the CT Coalition to End Homelessness:

"Connecticut has the 6th highest median home values and 8th highest rental costs in the nation."

"49% of renters spend more than 30% of their income on housing, and 28% make less than half the median income and spend 50% or more of that meager income on rent."

"2-1-1 received over 21,000 service requests in 2014 related to rental assistance, rental deposit assistance and low-income/subsidized housing."

"The National Low Income Housing Coalition estimates that Connecticut has a shortage of 90,000 housing units for extremely low income renters."

There is clearly a large gap between the demand for and the supply of affordable housing. To reduce or eliminate homelessness in Connecticut, we need more affordable housing across the state. 8-30g has created thousands of units of affordable housing in Connecticut, and we need to continue in that direction. I respectfully request that you do anything possible to help individuals and families get into homes, including opposing any bills raised to amend or outright repeal 8-30g.

Thank you for your attention to this important issue.

Lois Kulas

Housing Committee
PUBLIC HEARING AGENDA
Thursday, February 5, 2015

6:00 PM in New Haven Aldermanic Chamber
165 Church Street, Second Floor, New Haven CT. 06511

I. PROPOSED BILLS FOR REVIEW

1. [Proposed S.B. No. 123](#) AN ACT CONCERNING CREDIT FOR EXISTING AFFORDABLE HOUSING STOCK. (HSG)
2. [Proposed S.B. No. 171](#) AN ACT CONCERNING INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENTS. (HSG)
3. [Proposed S.B. No. 172](#) AN ACT CONCERNING THE HEIGHT OF AFFORDABLE HOUSING UNITS. (HSG)
4. [Proposed S.B. No. 403](#) AN ACT CONCERNING THE INCLUSION OF SENIOR HOUSING AS AFFORDABLE HOUSING. (HSG)
5. [Proposed S.B. No. 407](#) AN ACT CONCERNING REVISIONS TO THE AFFORDABLE HOUSING APPEALS PROCEDURE. (HSG)
6. [Proposed H.B. No. 5055](#) AN ACT CONCERNING THE CALCULATION OF THE NUMBER OF AFFORDABLE HOUSING UNITS IN MUNICIPALITIES. (HSG)
7. [Proposed H.B. No. 5056](#) AN ACT CONCERNING THE PROTECTION OF AGE-RESTRICTED HOUSING. (HSG)
8. [Proposed H.B. No. 5057](#) AN ACT CONCERNING INCENTIVES FOR THE ESTABLISHMENT OF AFFORDABLE HOUSING FOR SENIOR CITIZENS. (HSG)
9. [Proposed H.B. No. 5254](#) AN ACT CONCERNING AFFORDABLE HOUSING UNITS IN SET-ASIDE DEVELOPMENTS. (HSG)
10. [Proposed H.B. No. 5306](#) AN ACT CONCERNING APPLICATION OF THE AFFORDABLE HOUSING LAND USE APPEALS PROCESS. (HSG)
11. [Proposed H.B. No. 5576](#) AN ACT CONCERNING ADDITIONAL CREDIT FOR AFFORDABLE HOUSING BUILT FOR SENIOR CITIZENS. (HSG)
12. [Proposed H.B. No. 5577](#) AN ACT REPEALING THE AFFORDABLE HOUSING LAND USE APPEALS PROCEDURE. (HSG)
13. [Proposed H.B. No. 5578](#) AN ACT CONCERNING THE ESTABLISHMENT OF AFFORDABLE HOUSING FOR SENIOR CITIZENS. (HSG)
14. [Proposed H.B. No. 5579](#) AN ACT CONCERNING THE MINIMUM NUMBER OF AFFORDABLE HOUSING UNITS IN SET-ASIDE DEVELOPMENTS. (HSG)
15. [Proposed H.B. No. 5580](#) AN ACT PROHIBITING THE CONVERSION OF AGE-RESTRICTED HOUSING TO AFFORDABLE HOUSING. (HSG)
16. [Proposed H.B. No. 5581](#) AN ACT CONCERNING AFFORDABLE HOUSING MANDATES FOR CERTAIN MUNICIPALITIES. (HSG)
17. [Proposed H.B. No. 5582](#) AN ACT CONCERNING THE INCLUSION OF LOW-COST HOUSING AS AFFORDABLE HOUSING. (HSG)
18. [Proposed H.B. No. 5802](#) AN ACT CONCERNING THE RESPONSIBLE GROWTH OF AFFORDABLE HOUSING. (HSG)
19. [Proposed H.B. No. 5803](#) AN ACT PROVIDING CREDIT FOR EXISTING AFFORDABLE HOUSING. (HSG)
20. [Proposed H.B. No. 5804](#) AN ACT CONCERNING AFFORDABLE HOUSING FOR SENIORS. (HSG)

21. [Proposed H.B. No. 5805](#) AN ACT PROHIBITING THE CONVERSION OF AGE-RESTRICTED HOUSING TO AFFORDABLE HOUSING. (HSG)
22. [Proposed H.B. No. 6126](#) AN ACT CONCERNING AFFORDABLE HOUSING MANDATES FOR MUNICIPALITIES BASED ON POPULATION SIZE. (HSG)
23. [Proposed H.B. No. 6127](#) AN ACT CONCERNING THE NUMBER OF AFFORDABLE HOUSING UNITS IN SET-ASIDE DEVELOPMENTS. (HSG)
24. [Proposed H.B. No. 6128](#) AN ACT CONCERNING REVISIONS TO THE AFFORDABLE HOUSING LAND USE APPEALS ACT. (HSG)
25. [Proposed H.B. No. 6129](#) AN ACT REPEALING THE AFFORDABLE HOUSING LAND USE APPEALS ACT. (HSG)
26. [Proposed H.B. No. 6130](#) AN ACT CONCERNING THE DETERMINATION OF THE NUMBER OF AFFORDABLE HOUSING UNITS IN A MUNICIPALITY. (HSG)
27. [Proposed H.B. No. 6131](#) AN ACT CONCERNING EXEMPTIONS FOR MUNICIPALITIES FROM THE AFFORDABLE HOUSING APPEALS PROCEDURE. (HSG)
28. [Proposed H.B. No. 6135](#) AN ACT CONCERNING A MORATORIUM FROM THE AFFORDABLE HOUSING APPEALS PROCEDURE UPON COMPLETION OF AN INCENTIVE HOUSING DEVELOPMENT. (HSG)
29. [Proposed H.B. No. 6139](#) AN ACT REVISING THE AFFORDABLE HOUSING LAND USE APPEALS PROCEDURE. (HSG)
30. [Proposed H.B. No. 6140](#) AN ACT REQUIRING A BOND WITH RESPECT TO THE AFFORDABLE HOUSING LAND USE APPEALS PROCESS. (HSG)
31. [Proposed H.B. No. 6145](#) AN ACT EXEMPTING CERTAIN MUNICIPALITIES FROM THE AFFORDABLE HOUSING LAND USE APPEALS ACT. (HSG)
32. [Proposed H.B. No. 6146](#) AN ACT CONCERNING CREDIT FOR AFFORDABLE HOUSING BUILT FOR SENIOR CITIZENS. (HSG)